

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

507/146 BELL STREET COBURG VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$445,000

&

\$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$633,900

Property type

Unit

Suburb

Coburg

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

402/146 BELL STREET COBURG VIC 3058	\$430,000	11-Oct-22
4/4 MCKAY STREET COBURG VIC 3058	\$502,000	17-Dec-22
2/50-66 REYNARD STREET COBURG VIC 3058	\$437,500	30-Sep-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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## 402/146 BELL STREET COBURG VIC 3058

Sold Price **\$430,000** Sold Date **11-Oct-22**

2 1 1

Distance **0km**



## 4/4 MCKAY STREET COBURG VIC 3058

Sold Price <sup>RS</sup> **\$502,000** Sold Date **17-Dec-22**

2 1 1

Distance **0.11km**



## 2/50-66 REYNARD STREET COBURG VIC 3058

Sold Price **\$437,500** Sold Date **30-Sep-22**

2 1 1

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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